

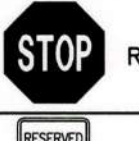


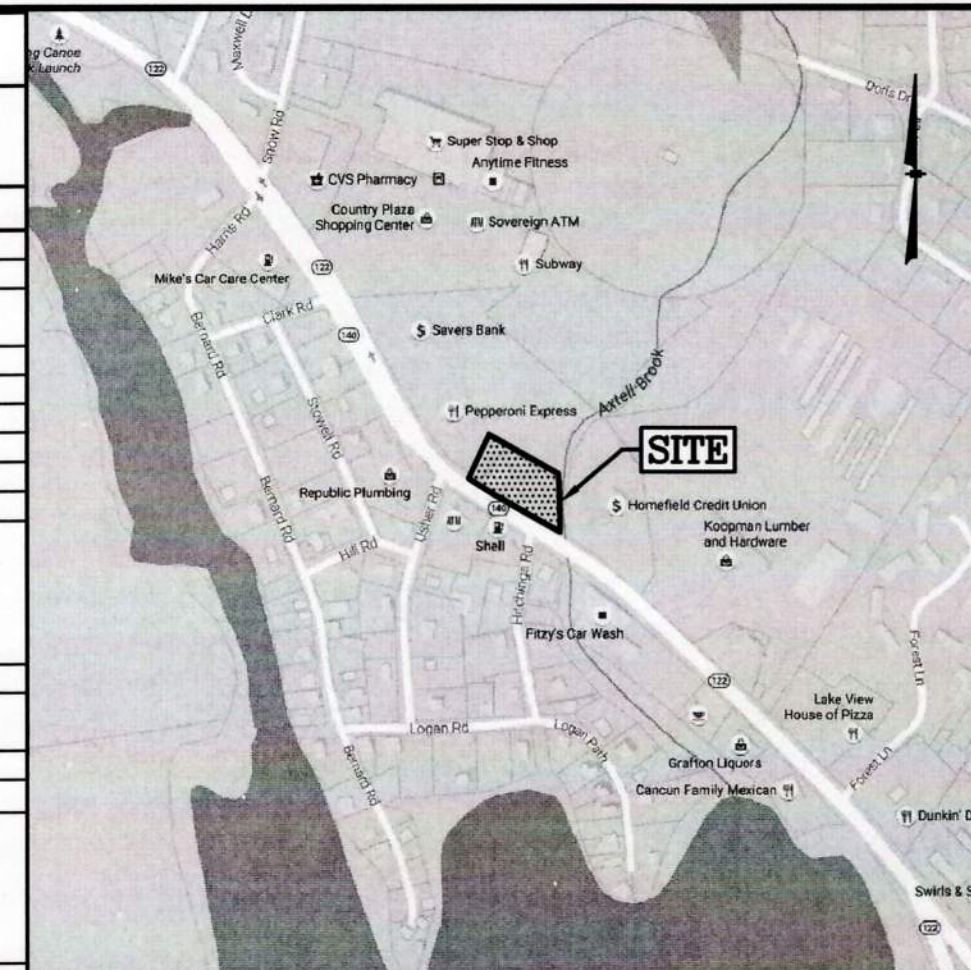
SIGN KEY			
SIGN I.D. NUMBER	TEXT/COLOR	SIZE/REMARKS	NUMBER OF SIGNS
R1-1	 R/W	30" x 30" NEW SIGN WITH POST	2
R7-8	 B/W	12" x 18" NEW SIGN WITH POST	1
R7-8A	 B/W	12" x 6" NEW SIGN WITH POST	1

TABLE OF ZONING REGULATIONS - GRAFTON, MA
ZONE: COMMUNITY BUSINESS (CB) DISTRICT & WATER SUPPLY PROTECTION (WSP) OVERLAY DISTRICT

DESCRIPTION	REQUIRED	EXISTING	PROVIDED
MINIMUM LOT AREA (SF)	40,000 SF	30,414 SF	30,414 SF (EXISTING)
MINIMUM LOT FRONTAGE	140'	275' ±	275' ±
MINIMUM FRONT YARD SETBACK	40'	BUILDING = 18.4' ± CANOPY = 10.0'	BUILDING: 16.4' ± (EXISTING TO REMAIN) CANOPY: 10.5'
MINIMUM REAR YARD SETBACK	15'	41.2' ±	41.2' ± (EXISTING TO REMAIN)
MINIMUM SIDE YARD SETBACK	15'	17.3' ±	17.3' ± (EXISTING TO REMAIN)
MINIMUM FRONT YARD LANDSCAPE BUFFER	10'	0'	(EXISTING TO REMAIN)
MINIMUM REAR YARD LANDSCAPE BUFFER	10'	1.5'	10'
MINIMUM SIDE YARD LANDSCAPE BUFFER	10'	>10'	>10'
PARKING SPACE DIMENSIONS	8.5'x18'	NONE STRIPED	8.5'x18', 8'x18'
MINIMUM NUMBER PARKING SPACES	1 SPACE PER 200 SF OF BUILDING AREA (EXCLUDING STORAGE) (2,080 SF - 300 SF STORAGE)/200 9 SPACES	NONE STRIPED	18 SPACES
MINIMUM OPEN SPACE	25%	38%	46%
MINIMUM WETLAND SETBACK	25' NO-DISTURB BUFFER	-	NO NEW ENCROACHMENT. REMOVE EXISTING PAVEMENT WITHIN BUFFER
MAXIMUM BUILDING HEIGHT	35'	<35'	<35'
MAXIMUM BUILDING COVERAGE	30%	<30%	<30%
MAXIMUM FREESTANDING SIGN AREA, HEIGHT & SETBACK	1 SF PER 4 LF OF LOT FRONTAGE (MAX 75 SF) = 275LF/4 = 68 SF ALLOWED. 10' HEIGHT PLUS 1 ADDITIONAL FOOT PER EVERY 2 FEET OF SETBACK DISTANCE (MAX 25'), 12' SETBACK = 16' HEIGHT ALLOWED.	-	64 SF, 20' HIGH, 12' SETBACK (SPECIAL PERMIT REQUIRED FOR SIGN HEIGHT)*
WALL SIGN AREA	ONE PRIMARY, MAX 1.25 SF PER LINEAR FOOT OF WALL = 61 LF x 1.25 = 76 SF AND ONE SECONDARY WALL FACING STREET, MAX 6 SF	-	PRIMARY = 85.3 SF (SPECIAL PERMIT REQ'D)* SECONDARY = 52.5 SF (SPECIAL PERMIT REQ'D)* CANOPY SIGNS = 33 SF (EACH) - 66 SF TOTAL (SPECIAL PERMIT REQ'D)*

* THE FOLLOWING SIGN SPECIAL PERMITS FROM THE PLANNING BOARD ARE REQUIRED:

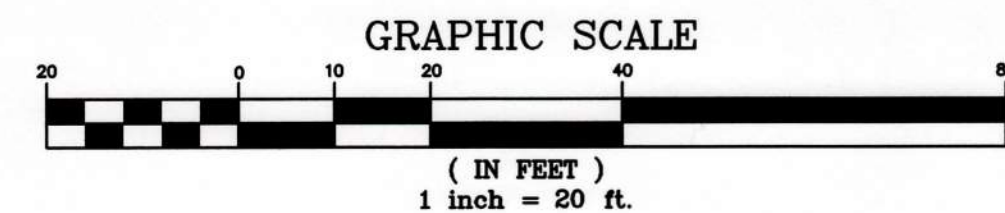
- FOR A FREESTANDING SIGN HEIGHT OF 20' WHERE 16' MAX IS ALLOWED.
- FOR A PRIMARY WALL SIGN AREA OF 85.3 SF WHERE 76 SF IS ALLOWED.
- FOR A SECONDARY WALL SIGN AREA OF 52.5 SF WHERE 6 SF IS ALLOWED.
- FOR 2 CANOPY SIGNS, 33 SF EACH. TOTAL SQUARE FOOTAGE = 66 SF.



LOCATION MAP
(NOT TO SCALE)

NOTES:

- EXISTING BOUNDARY AND PLANIMETRIC INFORMATION AS SHOWN IS THE RESULT OF AN ACTUAL FIELD SURVEY BY THIS OFFICE.
- TAX MAP 55 LOT 94
- ZONING DISTRICT: COMMUNITY BUSINESS (CB) DISTRICT & WATER SUPPLY PROTECTION (WSP) OVERLAY DISTRICT.
- EXISTING USE: FORMER RETAIL MOTOR FUEL OUTLET WITH 2,080 SF SERVICE STATION WITH 3 BAYS AND FUEL DISPENSING CANOPY WITH 3 DISPENSERS (6 FUELING LOCATIONS), AND A SEPARATE DIESEL DISPENSER (2 FUELING LOCATIONS).
- PROPOSED CHANGES: CONVERT THE EXISTING SERVICE STATION INTO A CONVENIENCE STORE. ALL EXISTING FUEL DISPENSER ISLANDS AND THE EXISTING CANOPY ARE TO BE REMOVED. A NEW CANOPY WITH FOUR NEW DISPENSER ISLANDS (8 FUELING LOCATIONS) IS PROPOSED. AN EXISTING UNDERGROUND FUEL STORAGE TANKS TO REMAIN.
- THIS SITE PLAN COMPLIES WITH THE RULES AND REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA) AS REVISED IN 2010.
- THE LOCATIONS OF EXISTING SUBSURFACE UTILITIES SHOWN ON THIS PLAN WERE COMPILED FROM AVAILABLE RECORD DRAWINGS AND ARE NOT WARRANTED TO BE CORRECT. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING SUBSURFACE UTILITIES PRIOR TO PERFORMING ANY WORK.
- WRITTEN DIMENSIONS ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIGSAFE (811) PRIOR TO ANY EXCAVATION.
- ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF GRAFTON AND THE COMMONWEALTH OF MASSACHUSETTS.
- A PORTION OF MAP 55 LOT 94 IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD) WITH A BASE FLOOD ELEVATION OF 307.1 (NAVD83) PER FLOOD INSURANCE RATE MAP NUMBER 2502700828E WITH AN EFFECTIVE DATE OF JULY 4, 2011 AND THE FLOOD INSURANCE STUDY OF WORCESTER COUNTY REVISED JULY 16, 2014 (FLOOD PROFILE 10P).
- ALL CONSTRUCTION SHALL CONFORM TO THESE PLANS AND THE STANDARD CONSTRUCTION DRAWINGS AS SUPPLIED BY THE DEVELOPER.
- A SIGN PERMIT SHALL BE OBTAINED PRIOR TO INSTALLATION.
- PROPOSED SNOW STORAGE AREAS AS SHOWN. ANY EXCESS SNOW TO BE TRUCKED OFF-SITE.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY MHF DESIGN CONSULTANTS, INC., DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE SURVEYOR AND/OR ENGINEER AS INCLUDED IN THE PLAN SET DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE AND/OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
- ALL UNDERGROUND STORAGE TANKS, PRODUCT PIPING AND VENT LINES SHALL COMPLY WITH CURRENT STATE AND E.P.A. REGULATIONS.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING A MASSACHUSETTS DEP AIR QUALITY PERMIT DWP AQ OR.
- TANK VENTS SHALL BE LOCATED A MINIMUM OF 10 FEET FROM ANY SITE LIGHT POLE.



NO.	DESCRIPTION	BY	DATE
2	REVISE EXISTING CANOPY SETBACK	PWM	11/13/17
1	REVISE EXISTING CANOPY SETBACK	PWM	11/8/17

SITE PLAN

ASSESSORS MAP 55 LOT 94

88 WORCESTER STREET

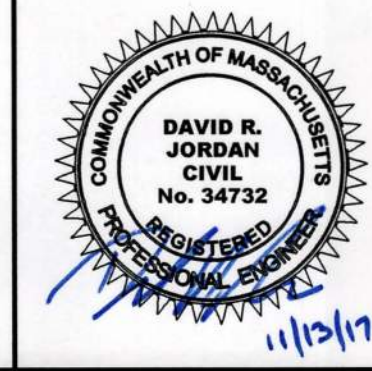
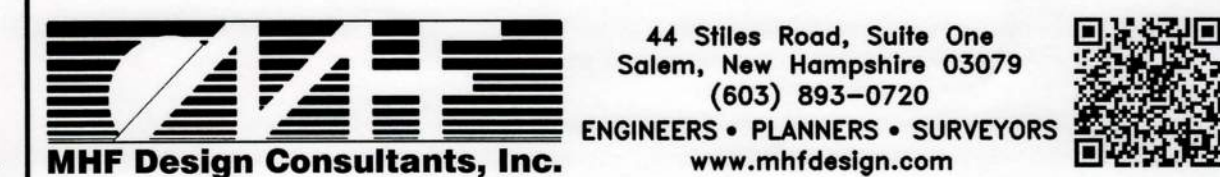
GRAFTON, MASSACHUSETTS

PREPARED FOR:

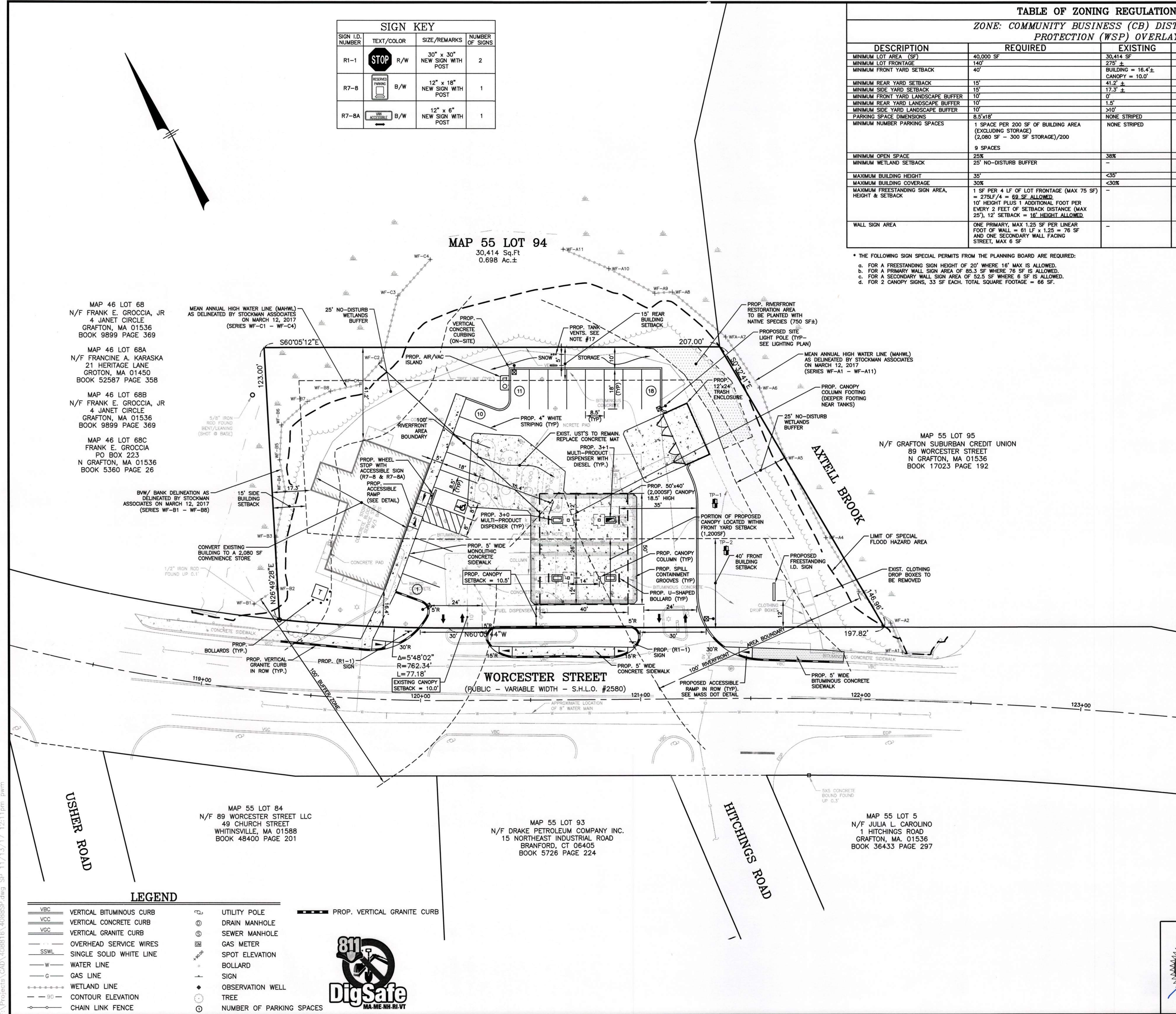
PETROGAS GROUP NEW ENGLAND, INC.

168 NORTH MAIN STREET

ANDOVER, MASSACHUSETTS 01810



SCALE: 1"=20'	DATE: NOVEMBER 7, 2017	DRAWING NO. 4088SP.DWG
DRAWN BY: SUB	CHECKED BY: DRJ	PROJECT NO. 408816
		SHEET NO. 4 OF 10



LEGEND

VBC	VERTICAL BITUMINOUS CURB	UP	UTILITY POLE
VCC	VERTICAL CONCRETE CURB	DM	DRAIN MANHOLE
VGC	VERTICAL GRANITE CURB	SM	SEWER MANHOLE
SSWL	OVERHEAD SERVICE WIRES	GM	GAS METER
—	SINGLE SOLID WHITE LINE	SE	SPOT ELEVATION
—	WATER LINE	B	BOLLARD
—	GAS LINE	S	SIGN
—	WETLAND LINE	OW	OBSERVATION WELL
—	CONTOUR ELEVATION	T	TREE
—	CHAIN LINK FENCE	PS	NUMBER OF PARKING SPACES



— PROP. VERTICAL GRANITE CURB